

AutoZone Modified Net Lease EXCLUSIVE INVESTMENT OFFERING



Photo is for representation only

2160-2164 Route 88
Brick Township, NJ

SAVLOV PROPERTIES, L.L.C.
Licensed Real Estate Broker



Savlov Properties ("Broker") has been appointed an authorized broker for this investment opportunity.

This Offering Memorandum has been prepared by Broker for use by the principal ("Principal") to whom Broker has provided this Offering Memorandum. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by Broker and executed by Principal prior to delivery of this Offering Memorandum.

Although the information contained herein is based upon sources believed to be reasonably reliable, Owner and Broker, on their own behalf, and on behalf of their respective officers, employees, shareholders, partners, directors, members and affiliates, disclaim any responsibility or liability for inaccuracies, representations and warranties (expressed or implied) contained in, or omitted from, the Offering Memorandum or any other written or oral communication or information transmitted or made available to the recipient of this Offering Memorandum. In amplification of and without limiting the foregoing, summaries contained herein of any legal or other documents are not intended to be comprehensive statements of

the terms of such documents but rather only outlines of some of the principal provisions contained therein, and no representations or warranties are made as to the completeness and/or accuracy of the projections contained herein. Prospective purchasers of the Property should make their own investigations and conclusions without reliance upon this Offering Memorandum, the information contained herein or any other written or oral communication or information transmitted or made available. Additional information and an opportunity to inspect the Property will be made available upon written request by interested and qualified prospective purchasers.

Owner expressly reserves the right, exercisable in Owner's sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Owner and Broker each expressly reserves the right, exercisable in their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time with or without notice. Broker is not authorized to make any representations or agreements on behalf of Owner. Owner shall not have any legal commitment or obligation to

any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed, delivered and approved by Owner and the other party thereto and any conditions to Owner's obligations hereunder have been satisfied or waived. If you have no interest in the Property at this time, return this Offering Memorandum immediately to:

Savlov Properties, LLC
285 Passaic Street
Hackensack NJ 07601

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AutoZone Brick, NJ



Savlov Properties, LLC is authorized to offer for sale this AutoZone facility at 2160-2164 Route 88 in Brick Township, Ocean County, NJ.

AutoZone is operating under a NN lease modified to a NNN lease with a base lease term of twenty (20) years and three (3) five (5) year renewal options.

For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. They have a rich culture and history of going the Extra Mile for Their customers and our community.

Today, AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the USA.

Property Overview

Address

2160-2164 Route 88
Brick Township, NJ 08724

Year Constructed

2006

Rentable Square Feet

6,840

Lot Size

2.413 Acres

Lease Structure

NN, modified to NNN

Lease Commencement

August 1, 2006

Lease Expiration

July 31, 2026

Type of Ownership

Fee Simple

Price

\$4,090,909

Cap Rate

5.5%



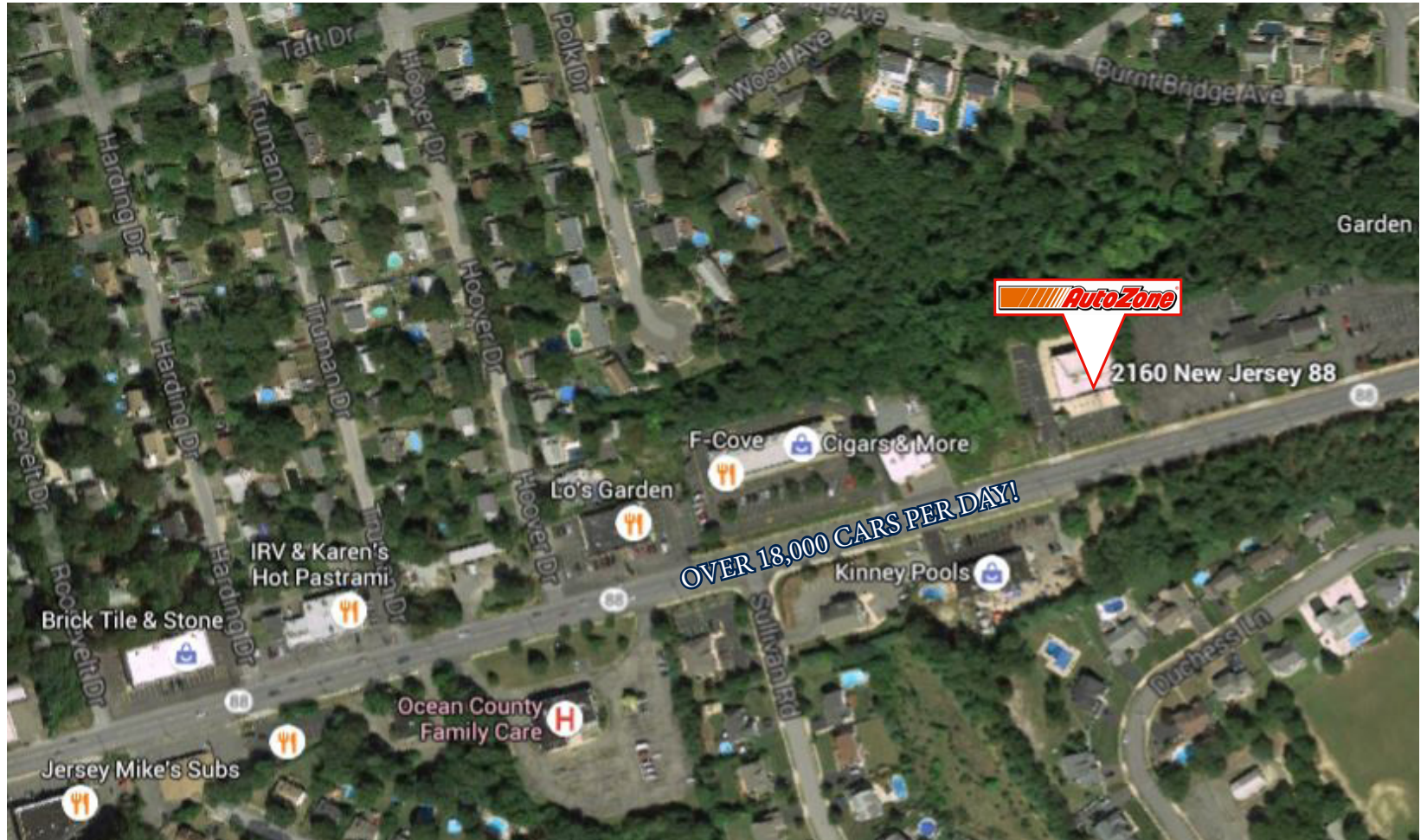
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Options

Three 5 year options

Year	Increase	Rent
	FLAT	\$225,000.00
8/1/2026	\$11,250.00	\$236,250.00
8/1/2031	\$11,776.50	\$248,062.50
8/1/2036	\$12,439.50	\$260,465.63

Property Aerial



A map of the Arrowhead Village area in North Carolina. The map shows several major roads, including State Highway 88, State Highway 70, and State Highway 632. Various businesses and landmarks are marked with icons and labels. These include:

- McDonald's**: A red and yellow logo.
- Jersey Mike's Subs**: A red and white logo with the text "SINCE 1936".
- Walgreens**: A red and white logo with the text "Walgreens".
- Advance Auto Parts**: A red and white logo with a checkered flag.
- AutoZone**: A red and white logo with the text "AutoZone".
- Wal-Mart**: A red and white logo with the text "Kmart".
- Subject Property**: A white box with the text "SUBJECT PROPERTY" and a red and white "AutoZone" logo.
- Other landmarks**: Veterans Elementary School, Brick Township School District, Arrowhead Village, and various residential streets.

On July 4, 1979, Auto Shack opened its first store in Forrest City, Arkansas. Doc Crain was the first Auto Shack store manager and sales that day totaled about \$300. In 1986, Auto Shack was spun off as a freestanding company of which Pitt served as Chairman and CEO.

Today, Auto Shack is AutoZone - a Fortune 500 company and the leading auto parts retailer with more than 6,000 locations throughout the US, Puerto Rico, Mexico & Brazil with more than \$11.2 billion in annual sales in 2018



AZO (Common Stock - as of 8-31-19)

Price	1,157.79	Change	-4.74
Volume	64,063	% Change	-0.41%
Intraday High	1,180.00	52 Week High	1,186.06
Intraday Low	1,156.46	52 Week Low	706.20
Today's Open	1,168.06	Currency	US Dollar
Previous Close	1,162.53	Exchange	NYSE

	12 Weeks Ended May 4, 2019	12 Weeks Ended May 5, 2018
Net sales	\$2,783,006	\$2,660,152
Cost of sales	\$1,290,986	\$1,237,178
Gross profit	\$1,492,020	\$1,422,974
Operating SG&A expenses	\$944,497	\$877,209
Operating profit (EBIT)	\$547,523	\$545,765
Interest expense, net	\$43,239	\$41,958
Income before taxes	\$504,284	\$503,807
Income taxes(1)	\$98,335	\$137,086
Net income	\$405,949	\$366,721
Net income per share:		
Basic	\$16.35	\$13.62
Diluted	\$15.99	\$13.42
Weighted average shares outstanding:		
Basic	24,836	26,926
Diluted	25,394	27,329

About Brick, NJ

Brick Township (also commonly known as Bricktown or Brick) is a township in Ocean County, New Jersey with a population of 75,516 (as of 2017, making it the state's 13th-largest municipality and the third most populous municipality in Ocean County.)

According to the United States Census Bureau, the township has a total area of 32.315 square miles, including 25.715 square miles of land and 6.600 square miles of water.

The major county routes that pass through are CR 528, and CR 549 (as well as its spur). Three state routes pass through: Route 70 Route 88, and Route 35. The Garden State Parkway passes through the western part of the municipality with three interchanges: Exits 91, 90, and 89 (Exit 91 is only accessible from the south-bound Garden State Parkway).



1-3-5 mile Demographics

POPULATION	1 Mile	3 Miles	5 Miles
Population (1990)	10,370	75,975	127,121
Population (2000)	10,460	85,593	148,621
Population (2010)	10,326	84,678	148,238
Population (Current)	10,777	87,587	152,566
Population (5 Yr. Forecast)	11,083	89,994	156,418

AGE			
Median Age	43	45	45
Aged 0 to 5	672	5,033	9,333
Aged 6 to 11	784	5,935	10,759
Aged 12 to 17	855	6,717	11,483
Aged 18 to 24	801	6,128	10,555
Aged 25 to 34	1,245	9,703	16,338
Aged 35 to 44	1,420	10,845	17,897
Aged 45 to 54	1,767	13,487	22,075
Aged 55 to 64	1,412	12,633	21,754
Aged 65 to 74	975	9,197	14,672
Aged 75 to 84	547	5,123	10,159
Aged 85+	198	2,634	5,067

1-3-5 mile Demographics

POPULATION	1 Mile	3 Miles	5 Miles
By Race			
White Alone	10,175	81,249	139,350
Black Alone	112	1,684	4,290
Asian Alone	205	1,626	2,651
Native American and Alaska Native Alone	27	174	272
Other Race Alone	140	1,657	3,652
Two or More Races	118	1,197	2,351
By Ethnicity			
Hispanic	707	6,540	13,444
White Non-Hispanic	9,636	76,829	130,425
INCOME			
Median Household Income	\$104,338	\$97,089	\$96,891
Total Household Income	\$463,642,364	\$4,186,119,188	\$7,372,667,435
Average Household Income	\$114,735	\$120,871	\$122,988
Per Capita Income	\$43,021	\$47,794	\$48,324
Avg Family Income	\$126,315	\$145,207	\$152,423
Family Income, Per Capita	\$39,673	\$46,106	\$49,197

Savlov Properties LLC was formed in February 2010 and is based in Hackensack, New Jersey. The Primary Mission of the company is total focus on net leased retail investments and new project developments.

A simple beginning with James E. Hanson Company and the Hanson Development Company focused on retail development. The second stage was a long term association with the Schhessnger Company with specialization with Industrial Properties. The third stage was the entry into real estate development with Bellmead Development Corp, a subsidiary of Chubb Insurance.

Mr. Savlov has over a 40 years career in all phases of the real estate industry with brokerage, marketing and build-to-suit transactions under his belt translated into decision to open his own boutique advisory and brokerage firm with a simple business plan:

One Customer at a time and One Investment project at a time.

...and hands on involvement throughout the entire transaction process

Savlov Properties targets retail investments which include, but are not limited to; CVS, Walgreens, Rite Aid and AutoZone.

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